



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

AUG 25 2016

Via Electronic Mail

Mr. John Moller
Managing Member
Petrochem Development I, LLC
6591 Collins Drive, E-11
Moorpark, CA 93021

Re: Addendum No. 5 PCB Cleanup Plan Former Compressor Building Perimeter Soil and Porous Surface Characterization Report, Former USA Petrochem Refinery, 4777 Crooked Palm Road, Ventura, CA

Dear Mr. John Moller,

Thank you for working with the U.S. Environmental Protection Agency Region 9 (USEPA) to address the characterization and disposal of polychlorinated biphenyls (PCB) found at the former USA Petrochem Refinery located on 4777 Crooked Palm Road, Ventura, CA 93021. USEPA has received and reviewed Petrochem Development I LLCs (Petrochem) August 11, 2016 *Addendum No. 5 PCB Cleanup Plan Former Compressor Building* (workplan) prepared by Destrier, in accordance with the August 25, 2015 USEPA approval. The workplan describes the expanded characterization of PCBs on porous surfaces in and around the former compressor building along with the soils surrounding the former compressor building. The workplan also describes using a dig and haul remediation approach to meet Petrochem's cleanup goal of 0.24 mg/kg (ppm) total PCBs. USEPA hereby approves Petrochem's work plan under 40 CFR 761.61(c) risk based disposal. Petrochem shall perform the workplan as written.

This Approval does not relieve the owner, Petrochem Development I, LLC from complying with all other applicable federal, state, and local regulations and permits. Departure from the conditions of the Approval without prior written permission from USEPA may result in the commencement of proceedings to revoke this Approval, and/or an enforcement action. Nothing in this Approval bars USEPA from imposing penalties for violations of this approval or for violations of other applicable TSCA PCB requirements or for activities not covered under this Approval.

This Approval only applies to the Former USA Petrochem Refinery located at 4777 Crooked Palm Road Ventura, California. USEPA reserves the right to require additional characterization and/or cleanup of PCBs at the site if new information during additional site characterization, cleanup verification, and/or during future post-cleanup activities (e.g., redevelopment and post redevelopment) at the property shows that PCBs remain at the site above the approved PCB cleanup level. In addition, USEPA may require cleanup in areas immediately adjacent to the site if those areas are found to be impacted by PCBs from the site.

USEPA appreciates the opportunity to assist Petrochem Development I LLC with the PCB characterization and disposal to be conducted at their facility in Ventura, California. If you have any questions regarding this Approval please contact George Randell at 415.972.3439.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Scott', is positioned above the printed name.

Jeff Scott, Director
Land Division

Cc Via Electronic Mail Only

Mitchell Middagh-Destrier
mitch@destrierinc.com

Ms. Carrie Taylor-Destrier
carrie@destrierinc.com

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8/17/16

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